

HUD ProHousing Grant Application, Wyoming Community Development Authority

“Addressing Housing Regulatory Barriers in Wyoming”

Table of Contents.

Narrative Exhibits.

- Exhibit A Executive Summary.
- Exhibit B Threshold Requirements and Other Submission Requirements.
- Exhibit C Need.
- Exhibit D Soundness of Approach.
- Exhibit E Capacity.
- Exhibit F Leverage.
- Exhibit G Long-term Effect.
- Attachment A Public Comment

HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit A Executive Summary.

Exhibit A. Executive Summary

This executive summary provides an overview of the initiatives and strategies for addressing housing regulatory barriers in the state of Wyoming. Recognizing the critical importance of affordable and accessible housing for all residents, this narrative outlines key recommendations to promote housing affordability and reduce regulatory hurdles.

Challenges in Wyoming's Housing Landscape: Wyoming faces significant housing challenges, including rising home prices, limited rental options, and a shortage of affordable housing units. These challenges have been exacerbated by outdated zoning regulations, restrictive building codes, and resistance to denser housing developments.

The "Addressing Housing Regulatory Barriers in Wyoming" project, proposed by Wyoming Community Development Authority (WCDA), seeks funding under the PRO Housing Federal Grant, a subset of the Community Development Block Grant (CDBG) program, to address pressing housing regulatory barriers that hinder the development of affordable housing in the state of Wyoming. This project is in alignment with the CDBG program's objectives of promoting community development, enhancing housing options, and stimulating economic growth. More specifically, it is the goal of the project to provide assistance in planning, code review and zoning regulations to HUD-identified priority areas. Feasibility studies would support the relaxation of hurdles that are impeding housing development within the State. These hurdles ultimately contribute to increased housing costs for the communities that can afford it least. The project outcome aligns with the needs of Wyoming and the spirit of this Federal initiative.

By carefully reviewing and addressing regulatory and zoning barriers in a community, local governments can create a more inclusive, accessible, and equitable housing environment. Such efforts not only expand affordable housing options but also contribute to more integrated and vibrant communities.

HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit B Threshold Requirements and Other Submission Requirements.

Exhibit B. Threshold Requirements and Other Submission Requirements.

We understand that applicants who fail to meet any of the following eligibility requirements are deemed ineligible. The WCDA does not have any outstanding civil rights matters that must be resolved or discussed. This application is also intended to be submitted timely and by an eligible applicant in accordance with Section III.A of the ProHousing NOFA.

In compliance with this grant application, the following forms are also being submitted: SF-424, HUD 424-B, 424-CBW, Certification Regrading Lobbying, and Disclosure of Lobbying Activities (SF-LLL).

HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit C Need

Exhibit C. Need

In Wyoming, the 2023 Analysis of Impediments¹ completed for HUD highlighted the urgent need for affordable housing. Currently, 28,790 households face cost burdens, with limited access to affordable housing units. Cost burdens exist when a household spends more than 30 percent of its income on housing. A severe cost burden exists when a household spends more than 50 percent of its income on housing. Statewide, the rate of cost burdens is 22.2 percent, with 9.2 percent of those experiencing a severe cost burden. Those at the lowest incomes experience cost burdens at the highest rate, at a rate of 69.9 percent, 53.0 percent of whom experience severe cost burdens.

The 2023-2027 Consolidated Plan² as approved by HUD outlined the following Priority Needs: Affordable Housing, Homelessness, Public Facilities, Infrastructure, & Public Services. These will be addressed with CDBG, HOME, NHFT, and ESG funds with the following goals: Increase Availability of Housing, Invest in Infrastructure and Public Facilities, Fund Public Services, & Support Homeless Providers.

As further evidenced in the WCDA Analysis of Impediments to Fair Housing Choice, the level of housing needs in Wyoming varies based on a variety of factors. These rates vary by tenure with renter households experiencing cost burdens at a higher rate. Lower-income households also experience housing problems at the highest rate, with renters under 30 percent of HUD Area Median Family Income (HAMFI) experiencing the highest rate of housing problems in the State. Regionally, households in the Southeast and Teton Regions have higher rates of housing problems than other areas in the State. Some racial and ethnic groups face housing problems at higher rates than the Statewide average, including American Indian / Alaskan Native, Asian, and black / African American households at certain income levels.

When looking at public disability and access, the disability rate in the State is 12.9 percent with the rate of disability increasing with age. For people over the age of 75, the rate of disability is over 48 percent. Households residing in publicly supported housing units in the State have disabilities at a rate of 30 percent. Considering the aging population and input from stakeholders, there is an expected need for additional accessible housing units in the State to meet current and future needs for households with disabilities.

The Fair Housing Goals for the Consolidated Planning Period are tied to the State of Wyoming's 2023-2027 Consolidated Plan. As such, these goals are set to be addressed over the next five years. Goal progress will be reported annually in the State of Wyoming's Consolidated Annual Performance and Evaluation Report (CAPER). Three goals have been identified for this time period, each with corresponding actions and timelines for completion:

- Goal #1: Increase Access to Affordable Housing
- Goal #2: Increase Fair Housing Outreach and Education
- Goal #3: Increase Fair Housing Coordination Across the State

¹ State of Wyoming's 2023 Analysis of Impediments to Fair Housing. https://www.wyomingcda.com/wp-content/uploads/2023/02/Wyoming-2023-AI_Draft_27-Jan-23.pdf

² State of Wyoming's 2023-2027 Consolidated Plan. https://www.wyomingcda.com/wp-content/uploads/2023/02/Wyomings-2023-2027-Consolidated-Plan_-DRAFT_27Jan23.pdf

Wyoming is grappling with a severe shortage of affordable housing units, resulting in significant challenges for low-income individuals and families. This project aims to eliminate housing regulatory obstacles that have deterred developers from investing in affordable housing projects. In a recent diagnostic³ () led by Harvard University's Growth Lab, research points to excessive zoning, regulations, and project approvals processes as one of two principal constraints explaining why Wyoming has seen an insufficient supply response in housing development across municipalities/labor markets that have seen sustained demand.⁴ This problem undermines housing overall and especially investment in the affordable housing segment. The result is that Wyoming has seen increased demand for housing across the State translate into rapid home price increases with very limited growth in supply.

While several relevant zoning, regulations, and process rules are set at the state level, many are determined locally by municipalities across Wyoming. The State of Wyoming, led by the Office of the Governor, is currently developing a reform package to address barriers that result from state-level laws and by-laws and has included housing-related regulations within a state-wide regulatory reduction process. With the support of Harvard's Growth Lab, a reform process is also underway with planning teams and elected officials in Wyoming's largest cities. This process has shown that local governments — even in larger and better resourced cities — have limitations in their bandwidth and expertise to identify and address regulatory barriers that are having outsized impacts on housing in their jurisdictions. Even highly capable and experienced city planners often take outdated housing-related regulations as a given and are often resistant to change. However, this initiative has shown that external evidence, expertise, and support enable more evidence-based zoning and regulatory approaches. This grant would be used to extend this process to a wider number of local jurisdictions to re-evaluate and address highly problematic regulations that increase the cost burden of housing and dramatically reduce new development of housing, especially housing development targeted to the affordable housing segment. Key steps in the support process for understanding and addressing regulatory barriers to housing:

- **Documenting existing zoning rules, regulations, land use policies, and procedures.** During this step, local officials often do not know where to start. Support would be provided in the form of an introductory discussion with an outside expert and a template of potentially important regulatory barriers to housing expansion (See Table 1 under Exhibit D. Soundness of Approach as an example), especially issues found within other parts of Wyoming. A centralized team would do a rapid filling of the template where information is known, and local representatives would then review and work to fill in as many remaining gaps as possible with an agreed-upon deadline. This template would be continuously improved based upon issues discovered in various communities over time.
- **Prioritizing issues for reform.** We have found that local prioritization step often lacks evidence and is dominated by local assessments of how much change a community can

³ Housing in Wyoming: Constraints and Solutions. <https://growthlab.hks.harvard.edu/publications/housing-wyoming-constraints-and-solutions>

⁴ The second principal constraint identified were gaps in housing-related infrastructure, especially arterial infrastructure, which appear to be especially problematic across Wyoming because of limited local tax bases to fund key infrastructure projects and a limited ability (at present) to leverage available grant funding to address the backlog of needs. State strategies are being developed to address this constraint in parallel with the first constraint.

accept. Therefore, external support would be provided to provide an evidence-driven review of where rules and regulations are out of step with modern best practices for housing affordability and to highlight which issues have been found to be the most intensive constraints in other places (for example, parking requirements can be much more consequential for building designs and cost outcomes than landscaping requirements). These external consultations can be quite rapid and provide a necessary complement to local prioritization processes.

- **Developing roadmaps and implementation of the reform process.** Local officials often know their own processes to make zoning and regulatory changes better than outside experts, but expertise can be made available in two forms. First, supported communities would receive a review of their reform plans to highlight any potential gaps or likely problems in the proposed process for further consideration by local leaders. Second, this support system can enable more matching between communities for knowledge sharing. Leaders exploring solutions in one community can benefit immensely from discussions with other communities who explored similar changes in the past. The ability to understand both successes and challenges from peer communities is important.
- **Check-ins, aggregating information about changes, and external communication of changes.** Plans often get stuck in the implementation phase, so support would be provided through regular check-ins to help community leaders push forward and problem solve where necessary — again maximizing connectivity to peer communities where it could be helpful. As changes are made through this process, it is important for them to be documented and shared, particularly with housing developers. Many communities face a challenge where important and sometimes contentious changes are made but nothing changes in the type of housing development that they see take place because the developer community has no way of knowing about their opportunities. This grant would allow for changes to be announced and reach more in-state and out-of-state developers through the information channels of WCDA and several state agencies, which are increasing their bandwidth for supporting investment promotion in the housing space.
- **Access to supporting infrastructure funding and financing.** The State of Wyoming is currently developing new tools for channeling grants, loans, and other financing support programs to communities to better respond to their local infrastructure needs. These tools have a special focus on infrastructure to enable housing densification and expansion. Communities that address their local regulatory and zoning burdens are expected to qualify for special access to newly developed programs.

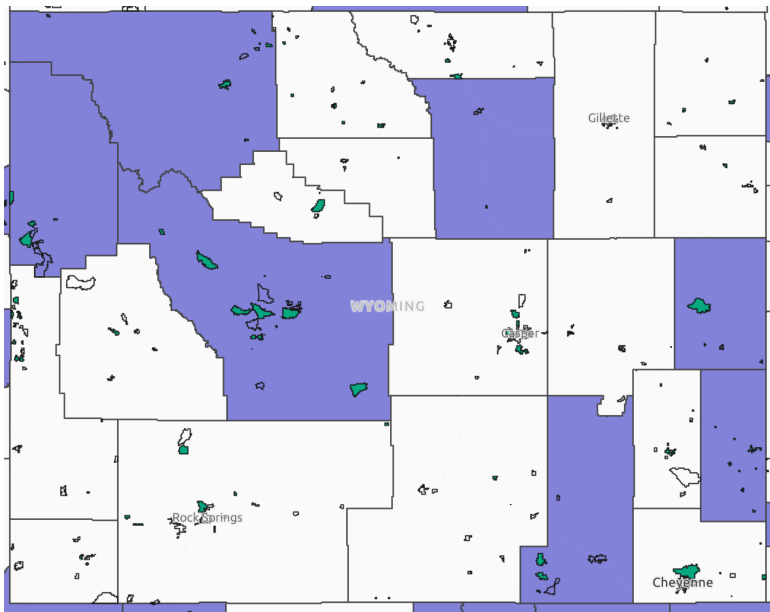
HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit D Soundness of Approach

Exhibit D. Soundness of Approach

The project will primarily focus on underserved and economically challenged areas in Wyoming, with a specific emphasis on the priority geographies as outlined by HUD. We realize that it is important to recognize these target areas identified by priority geographies, while at the same time understanding that subsequent areas could benefit from this type of outreach. Therefore, our proposal will include proactive outreach to offer resources to the “priority geographies” while having an open window for any locality to request support. We would deploy a preference for any community in an identified priority geography, however, if not enough units of local government in those specified areas come forward, we would default to the non-priority geographies. HUD has published both graphical and numerical tables outlining such priority areas within the state boundaries of Wyoming.



Our project goal is to support HUD-identified priority areas with assistance in their planning, code review, and zoning regulations. We would typically estimate the cost of a needs assessment for a small community to be between \$65,000 and \$85,000—this would include a quantitative analysis, land use and zoning analysis, and stakeholder engagement. The intent of our allocation process is to award thirty-two (32) community grants in the amount of \$75,000 each; for a total of a \$2.4M grant request through the ProHousing funding. HUD lists approximately 80 priority areas, and as such we estimate a utilization rate of 40% to arrive at our estimated number of communities that would request assistance.

Communities that submit a request for assistance to the WCDA will be prioritized by whether they are identified in the priority geography published by HUD for ProHousing. Anticipating that more communities may apply than we have funding available, scoring will mirror criteria (with revision) already established for the Wyoming CDBG program.

Cost Burden: Up to 20 Points Possible

Percent of households paying more than 30% of gross household income in housing costs as measured by the five-year U.S. Census American Community Survey. All data is pulled from the Census Bureau via PolicyMap. Points will be awarded according to the combined average cost burden of homeowners and renters in your city/town.

Serve Cost Burden	Points
If 30 percent and more of households in the applicant’s defined geographic area are cost-burdened	20
If 20-30 percent of households in the applicant’s defined geographic area are cost-burdened	10
If fewer than 20 percent of households in the applicant’s defined geographic area are cost-burdened	0

*Based on the 2020 or the most recently published ACS data medians for all towns/cities in Wyoming. If ACS data are not available for the town/planning area, use the county level. WCDA will make the final determination as to what location data will be used. * WCDA will pull the data for your area and provide that to you upon receipt of the letter of intent.

Percentage of Low to Moderate Income Persons: Up to 15 Points Possible¹

Points will be awarded if an income survey is conducted as applicable according to the results.

Concentration	Points
At or above 65% in the defined service area	15
Between 58% to 64.99% in the defined service area	10
Between 52% to 57.99% in the defined service area	5
Below 51% in the defined service area	0

If applications tie in score, the project with the higher percentage of low to moderate-income persons being served will be ranked higher.

This approach to assisting smaller communities with assessing their own communities is a need evidenced by both a combination of research and examples of what some of the larger communities in the State have already undertaken. Extensive research and consultations have identified several housing regulatory barriers in Wyoming, including complex zoning ordinances, burdensome permitting processes, and restrictive land use regulations. These barriers have contributed to the scarcity of affordable housing options across the state. As documented in the research note, “Housing in Wyoming: Constraints and Solutions,” by Harvard researchers, these barriers are one principal cause (along with barriers in supporting infrastructure development) explaining why nearly all areas of Wyoming face housing prices above what can be explained by income levels, remoteness, and population levels or population density. In some localities, the problem has become critical as available supply on the market reaches very low levels. This has not only a direct impact on housing affordability but also an indirect impact on

¹ *Must be derived from the <https://hud.maps.arcgis.com/> Database. Low to Moderate income as defined by CDBG Income limits at or below 80% of Area Median Income (AMI) effective June,15th 2023. <https://www.hudexchange.info/resource/5334/cdbg-income-limits/> **WCDA will make the final determination of the defined service area for scoring purposes.

the ability of affected local economies to grow, transform, and build resilience amidst the ongoing energy transition, which impacts the Wyoming economy acutely.

Regulations have limited new housing development in both quantity and type. Wyoming has experienced insufficient housing supply growth across most housing segments and across geographies, with a possible exception of single-family housing. Population growth and single-family housing growth appear similar statewide, however, this does not account for nuances such as second homes or a mismatch of housing production pricing with local wages. With a shortage of overall housing supply, lower-income individuals are increasingly priced out of housing. Additionally, local zoning, and existing regulations (including lot sizes, floor area ratios, building heights, parking requirements, etc.) directly restrict housing development designs that would naturally cater to segments of the market seeking affordable housing. Many households would be willing to forego large units, often disconnected from job opportunities due to limited public transportation, and instead occupy smaller and better-connected units. However, current local regulations effectively outlaw housing construction of this type. Without sufficient market-supplied or subsidized housing of this type, low-income families in Wyoming may be forced to accept low-quality housing conditions in disconnected areas or be unable to live in parts of the state where their jobs are located at all. This can be seen very clearly in some commuting zones (Jackson or Cody, for example), where workforce housing has become a critical shortage, and in other areas of the state (Cheyenne, for example) where large and increasing numbers of workers commute from surrounding states.

Ongoing collaboration with city leaders in Cheyenne, Casper, and Laramie has identified a priority set of regulatory issues that are now being explored for reform by city leaders (See Table 1). There are similarities across the three cities, but each has its own unique history of planning and unique geographical and spatial considerations that also impact where and why various regulations apply. For example, Cheyenne has certain regulations within the area surrounding the Capitol Building and must account for active rail lines running through the city. Laramie's rules and planning considerations must incorporate the role of the University of Wyoming in the fabric of the city. Casper has experienced severe recent flooding and must account for geographic features including Casper Mountain and the North Platte River. Many places across Wyoming also abut federally-owned lands as well as privately-owned land in the surrounding county's jurisdiction, which impact city planning and regulatory coherence. As state and city leaders have collaborated to investigate location-specific regulatory constraints, important issues have also been raised to inform state-level reforms, including a need to clarify certain processes (for land annexation and infrastructure coordination) and address project approval processes that create excessive opportunities for "NIMBY" interests to undermine housing projects, especially affordable housing expansion (See Table 2).

Table 1. Reform Areas Governed by Local Regulations

Reform Area	Cheyenne	Casper	Laramie
Zoning	15 different residential zones varying by density	4 residential zones varying by density	6 residential zones varying by density
Minimum lot sizes	DD7: 5000 sqft (single family) DD8: 3000 sqft (single family) AD3: 1600 sqft (townhouse) SD3: 3000 sqft (Duplex/Triplex)	Mixed Residential: 4000 sq ft (w:40 ft by d: 120 ft, with yard - w: 20 ft for Townhouses). Multifamily: 1500 sq ft	R1: 4000 sqft R2: 2500 sqft R3: 2000 sqft
Maximum height restrictions	DD7: 2.5 stories DD8: 2.5 stories AD: 2-3 stories SD3: 2.5 stories	High Density: Four stories or forty feet, whichever is less.	R1: 40ft R2: 40ft R3: 50ft
Maximum Floor-Area-Ratios	DD7: 60% DD8: 70% AD: 85% SD3: 60%	None	None (except for patios)
Maximum dwellings per unit of area	For Multi-Dwelling Building - MD1-3: 1 dwelling / 1,600 sqft or 1 dwelling / 1,000 sqft if over 3 stories	In different cases, ranges from 17 units per acre to 30 units per acre	Not in terms of area per se, but e.g. adjoined townhouses can have at most 6 units.
Aesthetic requirements	Rules dictate what % of the building facade must be built from what material	Restrictions on fence height	Many requirements, including: -Multifamily complexes must have a courtyard -Must devote ~0.6 acres per 1,000 residents to park area -Building facades cannot repeat more than every ¼ houses
Landscaping requirements	Elaborate points system for landscaping requirements for any new houses except townhouses, duplexes	Multifamily developments with >16 units must use 6% of land area for landscaping, with requirements	All residential building types have some kind of requirements; e.g. single-family homes must have at least 2 trees 3 ft high in the front yard

Minimum parking space requirements	Residential: Detached, Semi-Attached, and Attached Dwellings 2 spaces per dwelling unit Residential: all others 1.5 spaces per dwelling unit	1 parking space per dwelling unit	Generally 1 space per dwelling unit
Minimum setbacks	25 ft in front for standard single-family home; varies for others but generally also large	For High Density Residentials: -Front yard setback, 15 ft with alley, or 18 ft without alley; -Townhouses, zero lot line between adjoining townhouse units; 5 ft side yard setback for each end unit	R1: 10ft R2: 5ft R3: 5ft

Table 2. Reform Areas Governed by State-Level Statute.

Reform Area	Description
Reducing or eliminating protest petitions	Protest petitions allow 20% of people within ~200ft of a development (e.g. rezoning) to block it. Highly vetocratic rather than democratic, and massively blocks housing development.
Front-loading public hearings	Similar to recent Montana reform. Having public hearings for each individual rezoning, annexation, or subdivision hugely delays housing development, and only gives a democratic voice to individuals who consistently show up to hearings. More democratic <i>and</i> efficient to comprehensively survey community-wide public opinion when city-wide plans are being made, and drop public hearings for individual planning decisions.
Limiting design review to items that affect public health or safety	Similar to recent Montana reform. Keeps NIMBY aspects out of design review.
Unifying certification of all tradespeople at the state level, and seek reciprocal certification with surrounding states	Certain trades professions need localized certification to work on housing projects. This can pose a sizable barrier on large housing projects. More efficient to have automatic state-wide certification, especially reciprocally with surrounding states.
Allowing simultaneous annexation of multiple contiguous lots	If an entire subdivision is being annexed, right now it has to be annexed row by row.

	Reduces paperwork with same annexation result if entire job can be done at once.
Allowing non-contiguous annexation within 1 mile of contiguous city boundaries	Allows infrastructure connection and denser development for lots that are not immediately contiguous to city boundaries.
Changing street vacation signature requirements	Currently need a majority signatures within ~400ft of street being vacated, accounting for a majority of both people and land. Hard to chase down absentee landowners. Change so that a majority of people directly adjacent to street must <i>deny</i> the vacation to stop it, otherwise it goes ahead.

The results of this ongoing collaboration create high confidence that similar issues should be of top priority for other municipalities but also show that specific issues will vary. Therefore, local leaders must be highly engaged in the process of regulatory re-evaluation in the pursuit of housing affordability, but also need outside expertise and support to enable this process. In smaller and more resource-constrained municipalities, the need for external assistance is especially large. It benefits residents across the State to allow for more municipalities to gain support in understanding regulatory barriers and planning response actions, not only so that smaller communities have the same opportunity as larger communities to address local barriers but also such that smaller communities have the same ability to inform state-level reform priorities. Ultimately, the regulatory reform process should allow for individuals and families to have housing choice and more affordable housing options in both rural areas and the more urban areas of the state.

In addition to scoring the application, the outlined methodology above will help us prioritize those communities with an acute demand for housing affordable to households with incomes below 100 percent of the area median income. We also recognize that engaging Wyoming stakeholders is important for seeing this project to completion. We've solicited feedback from other state agencies such as the Wyoming Business Council, the Governor's staff, and discussed within the Statewide Housing Coalition. With this project primarily focusing on community needs, we will be advising the Wyoming Association of Municipalities (WAM) and the Wyoming County Commissioners Association (WCCA) for review of the application and solicitation for public comment.

Addressing these barriers requires comprehensive policy measures, increased funding, community engagement, and a commitment to equity and inclusivity. Federal HUD funding, in collaboration with state and local governments, as well as nonprofit organizations and private sector partners, should work together to develop and implement solutions to produce and preserve more affordable housing, ensuring that housing remains accessible to all, regardless of income or background.

Addressing housing regulatory barriers in Wyoming is essential to enhance housing affordability, accessibility, and diversity. Implementing these recommendations will not only expand housing opportunities for residents but also contribute to more inclusive and vibrant communities. By

proactively engaging with communities and stakeholders, Wyoming can take significant strides toward achieving housing equity and economic growth.

HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit E Capacity

Exhibit E. Capacity

Taking on a new federal grant without adding additional staff can be a challenging task for a state housing authority, but it is possible with careful planning and efficient resource allocation.

Due to the nature of our proposed project, the type of grant work lends itself well to outsourcing and collaborative consultant partnerships. The Unit of General Local Government (UGLG) that will request these grant funds will have the opportunity to consider outsourcing certain tasks or services, and this can be a cost-effective way to access specialized expertise without hiring additional full-time staff. Additionally, this is the opportunity for collaboration and partnerships with other state agencies, local governments, or nonprofit organizations to share resources and expertise. These partnerships can help distribute the workload associated with the grant and minimize the need for additional staff. Specifically, allowing the communities most in need to contract with needs assessment providers, these consultants or advisors who specialize in the field can provide expertise and guidance to navigate the complexities of grant administration.

It's essential to carefully assess the specific requirements of the federal grant, the capacity of existing staff, and the WCDA's overall goals before deciding on the best approach to handle the grant without adding additional staff. A combination of the above strategies can help maximize efficiency and effectiveness while minimizing the need for additional personnel. We plan to absorb the administration of this grant into our existing Housing and Neighborhood department at the WCDA and utilize staff that are already familiar with the CDBG program.

HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit F Leverage

Exhibit F. Leverage

As it is not a requirement of the ProHousing Grant, we do not plan to leverage other funding or non-financial contributions outside of grant proceeds and their allocation to the UGLGs.

HUD ProHousing Grant Application, Wyoming Community Development Authority

Narrative Exhibits.

- Exhibit G Long-term Effect

Exhibit G. Long-term Effect

A feasibility study of community planning, code review, and zoning regulations can have several permanent, long-term effects on housing and the community as a whole. These effects can vary depending on the findings and recommendations of the study, as well as the actions taken in response. We anticipate communities will have varied outcomes and long-term effects. These include:

- **Improved Housing Affordability:** A thorough review of zoning regulations may lead to changes that promote more affordable housing options. For example, zoning changes that allow for higher-density development or mixed-use zoning can increase the supply of affordable housing in the long term.
- **Increased Housing Supply:** By identifying opportunities for increased housing density or rezoning underutilized areas, the study may pave the way for the construction of more housing units, which can help address housing shortages and enable greater economic growth, opportunity and resilience.
- **Enhanced Housing Diversity:** The study might recommend zoning changes that encourage a wider range of housing types, such as townhouses, duplexes, or accessory dwelling units (ADUs). This diversity can cater to the needs of different demographics and income levels within the community.
- **Improved Community Amenities:** Community planning and code review can lead to recommendations for the development of public spaces, parks, and recreational facilities. This can enhance the overall quality of life in the community and make it a more attractive place to live.
- **Reduced Urban Sprawl:** By focusing on smart growth principles and promoting infill development, the study may discourage urban sprawl, which can have long-term environmental benefits and reduce the need for costly infrastructure expansion. Also allows for better job access for lower-income individuals who may not have secure transportation.
- **Improved Environmental Sustainability:** The study may recommend environmental zoning regulations and sustainable building practices that can have long-term effects on reducing a community's carbon footprint and environmental impact.
- **Legal and Regulatory Clarity:** A comprehensive code review can lead to clearer and more streamlined regulations, reducing ambiguity and potential legal disputes related to land use and development.

It's important to note that the specific outcomes and long-term effects of a feasibility study will depend on the unique characteristics and goals of the community, as well as the recommendations and actions taken as a result of the study. Effective implementation of the study's findings is essential to realizing these long-term benefits for housing and the overall community.

The "Addressing Housing Regulatory Barriers in Wyoming" project aims to tackle the critical issue of housing affordability in our state by addressing regulatory barriers that have hindered progress. We appreciate the opportunity to submit this grant application and look forward to the positive impact this initiative will have on our State.

HUD ProHousing Grant Application, Wyoming Community Development Authority

- Attachment A Public Comment

NOTICE OF PUBLIC HEARING FOR THE STATE OF WYOMING APPLICATION FOR FEDERAL GRANT PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING)

The time is 10:02 a.m. and the **PUBLIC HEARING FOR THE STATE OF WYOMING APPLICATION FOR FEDERAL GRANT PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING)**, is now open.

Prior to getting started I would like to have everyone in the room introduce themselves. All attendees via telephone, please introduce yourselves and state who you are with for the record. [Lisa Petermen CIS, Renee Smith City of Cheyenne, Cory Monroe Haan Development]

Today is Friday, October 27, 2023 and the purpose of this Public Hearing will be to solicit comments with respect to the proposed application for the Housing and Urban Development (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) federal grant. Pathways to Removing Obstacles to Housing (PRO Housing) empowers communities that are actively taking steps to remove barriers to affordable housing and seeking to increase housing production and lower housing costs for families over the long term. Barriers to affordable housing can be caused by zoning decisions, land use policies, or regulations; inefficient procedures; gaps in available resources for development; deteriorating or inadequate infrastructure; lack of neighborhood amenities; or challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment that reduces the number of affordable units, or expiration of affordability requirements.

The notification of the Public Hearing was published in the newspapers on October 12, 2023. It was also posted on the WCDA website and sent to municipalities and individuals on the CDBG email list. It informed the citizens of Wyoming, and other interested parties, about the Public Hearing scheduled to being at 10:00 a.m. on October 27, 2023. A formal 15-day public comment period began on October 12, 2023.

During the public comment period, WCDA received one (1) comments from interested parties. I, Christopher Volzke with the WCDA will now read the comments for the record. Read one written comment as received by Crisis Intervention Services (text attached).

At this time, I would like to open up the floor to anyone who has comments for the record. Prior to speaking, please state your name and affiliation. Lisa from CIS; asked about the size of the noncongregate shelter grant amount size for HOME-ARP, \$635,000. Renting a facility in Cody and has a \$411,000 grant to start that process, but architect that the additional amount needed will be \$700,000 as of last year. As

cost go up for construction, wanted to know how much grant funding would be available. Christopher Volzke responded that her question is pertaining to the HOME-ARP program which is a separate program than PRO Housing public hearing. Explained that ProHousing is a new grant that is still be applied for however in relation to HOME-ARP the amount has not been changed. Recently hired a new position to lead that grant and expect to have more information after the holidays about the application process and adjusted amounts. Corey spoke and advised has found a typography discrepancy the paragraph under the map which cited both 20 and 32. Christopher Volzke, thanked and advised would clean up that verbiage prior to submission of grant to HUD.

Thank you for your comments. We will take them into consideration when finalizing the changes to the ProHousing Grant Application. It is WCDA's intent to file the application with HUD prior to the Nov 6 deadline.

Thank you for attending the Public Hearing. The Public Hearing is now adjourned.



CRISIS INTERVENTION SERVICES

P.O. Box 1324
Cody, Wyoming 82414



Cody Office - 307-272-4754
Powell Office - 307-754-7959
Fax - 307-754-4448

Wyoming Community Development Authority
Christopher Volzke, Deputy Director
155 N Beech
Casper WY

RE: Pro Housing Public Hearing 27 October 2023

Dear Mr. Volzke:

I am Lisa Peterman, Executive Director of Crisis Intervention Services in Park County. As first responders with victims of crime, at Crisis Intervention Services, we work to have a positive effect on the mental health of our clients who are the victims of domestic violence and sexual assault.

Given my 33 years of experience both here and in Johnson County, I've learned that conversations with staff and volunteers about mental health and substance abuse are essential, as most victims need that reinforcement direction.

In reality, what we do is another version of "Which came first? The chicken or the egg?" Many think that mental health issues and substance abuse cause domestic violence and sexual abuse. In reality, it's more often the domestic violence and/or sexual abuse that cause the mental health issues and the substance abuse issues.

The Centers for Disease Control has identified the essential problems of not providing proper care and treatment for abused children. Adverse Childhood Experiences (ACE's) which go unaddressed, often result in alcohol/drug abuse, depression, poor academic and work productivity as adults, suicide, and the ultimate problem: ***perpetuating a culture of abuse and violence.***

As these children grow up, they frequently experience difficulties establishing relationships. They are incarcerated, institutionalized, maladjusted and **homeless** at higher rates. Their physical health is poorer and they have increased risks of heart disease, cancer, and other health maladies which shorten their lifespans by about 20 years, and ultimately place additional burdens on the taxpayers. In my experiences in working with domestic violence victims, I have personally witnessed these tragedies being handed off from one generation to the next and the next. We must break this cycle. By breaking this cycle, we not only help these victims, often the helpless, but we strengthen our communities.

At Crisis Intervention we offer 24-hour crisis hotlines that handle a myriad of problems, not just domestic violence and sexual assault. Since 2018, programs funded by the Wyoming Division of Victims Services (DVS) have lost 3 million dollars in federal funding cuts. In 2018, DVS got \$6 million in federal funds. By 2022, that number had been cut in half.

Wyoming victims of domestic violence and their children need your help with our mission. Our mission is to keep up the good fight, sometimes in the face of discouragement, and to try to meet the needs of some of the most helpless in our communities.

As Crisis Intervention Services asks for grant funding for non-congregate shelter space for these families, know that we are doing our part. We are constantly fundraising. Our local governments do what they can to help. Our financial benefactors help in enumerable ways. Our volunteers give of their time and their love in ways most people cannot imagine. But it is still not enough.

Crisis Intervention Services in Park County intends to apply for Home-ARP or any other funds as soon as they become available to aid us in building non-congregate shelter space in Cody Wyoming. In making this request, we understand that every tax dollar appropriated should be well-spent and we all respect the hard work done by government officials every day. We also understand how many good causes come to the table each grant cycle. That said, to my way of thinking what we bring you...what we do, is more than just another good cause. Our mission is one which goes right to the heart of meeting the needs of people who have nowhere else to turn and have little hope left. Few needs are as compelling.

Many, many thanks for the WCDA's past support and championship.

A handwritten signature in black ink that reads "Lisa M. Peterman". The signature is written in a cursive, flowing style.

Sincerely,
Lisa M. Peterman
Executive Director
www.cis-park.org

*** Proof of Publication ***

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AFFIDAVIT OF PUBLICATION

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COUNTY OF LAKE)

I, Kami Terrell, being
duly sworn says that I am the Legal Clerk of Casper Star-Tribune, a
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CASPER WY 82602

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SIGNATURE

Sworn and subscribed to before me this 13 day of

October 2023

Dawn Renee Heili



**NOTICE OF PUBLIC HEARING
FOR THE STATE OF WYOMING
APPLICATION FOR
FEDERAL GRANT
PATHWAYS TO REMOVING
OBSTACLES TO HOUSING
(PRO HOUSING)**

The Wyoming Community Development Authority (WCDA) will conduct a public hearing Friday, October 27, 2023 at 10:00 a.m. local time in the WCDA Board Room, 155 North Beech, Casper, Wyoming.

The purpose of this Public Hearing will be to solicit comments with respect to the proposed application for the Housing and Urban Development (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) federal grant. This document may be retrieved on the Wyoming Community Development Authority website; www.wyomingcda.com.

Communities nationwide are suffering from a lack of affordable housing, and housing production is not meeting the increasing demand for accessible and available units in many urban and rural areas, particularly areas of high opportunity. Pathways to Removing Obstacles to Housing (PRO Housing) empowers communities that are actively taking steps to remove barriers to affordable housing and seeking to increase housing production and lower housing costs for families over the long term.

Barriers to affordable housing can be caused by zoning decisions, land use policies, or regulations; inefficient procedures; gaps in available resources for development; deteriorating or inadequate infrastructure; lack of neighborhood amenities; or challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment that reduces the number of affordable units, or expiration of affordability requirements. Public input will be heard from interested parties at this time. Written comments must be received by Friday, October 27, 2023 8:00 a.m. local time to be read into the minutes of the hearing. Written comments may be submitted via postal mail to: Wyoming Community Development Authority, Attn: Pro-Housing, Christopher Volzke, PO BOX 634, Casper WY 82602, OR via email to WCDA Deputy Executive Director, Christopher Volzke at volzke@wyomingcda.com

You may participate in the Public Hearing by calling 1-307-253-1090 and using PIN #2020 or attending in person at 155 North Beech, Casper, Wyoming. TTY Relay Service is available in Wyoming by dialing 800-877-9965 (English) or 800-829-2783 (Spanish).
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